



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20260280

April 16, 2026

The City has completed the review of the above-mentioned permit submittal. All your review comments, conditions, and redlined plans can be found on the [City's permit portal](#). Redlined plans can be found on the City's Permit Portal in the "Reviews" section under "Documents Returned for Corrections". Below, please find the permit submittal review comments from your review team and re-submittal instructions. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

Re-submittal Instructions

To resubmit, you must address all comments and upload a ~~Correction Response Letter~~ that states how the corrections have been addressed in your resubmitted documents. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please note: If you have any questions about how to resubmit, please contact the permit center.

- 1 Log in to your permits portal and navigate to the status page for this permit under the "My Items" tab by selecting the "Upload Submittals" button under the permit number.
- 2 For each submittal item listed re-submit a new version of the submittal item by clicking the "New Version" button next to the file name of the original file submitted. DO NOT click the 'browse' button unless the document you are submitting for that submittal item is not a new version of the originally submitted document. Click 'Upload Documents' at the bottom of the page.
- 3 If any resubmittal fees have been assessed, you will need to pay your resubmittal fee at the time of resubmittal. Your resubmittal will not be processed until the fee has been paid.

Corrections

Corrections to be addressed on the next set of resubmitted plans:

Engineering Civil Review	Jamie Carter	(253)435-3616	JCarter@puyallupwa.gov
<p>- Some utilities and site features are still not shown or are shown incorrectly. Examples include but are not limited to: telecommunications manhole lids in existing lot access ramp, existing sewer in Pioneer and pole risers that accompany the utility pole on Pioneer. Accurate survey work will only benefit the contractor. Also, many existing utilities are not called out. Especially on the Demo sheet, identify the utilities called out for retention or demolition (construction notes #5 and #6). [Comment Correction; ; pg. N/A]</p> <p>- Include CoP Water System Notes, Sanitary Sewer System Notes, Roadway Notes, Illumination Notes and Stormwater Notes. Per City Design Standards 1.4 include the Fire Code Official Approval Block on all water sheets. [Comment Correction; ; pg. N/A]</p> <p>- COST ESTIMATE</p> <p>**258 lineal feet of perforated underdrains are listed. Show on plans.</p> <p>**Raise MH / VB to grade. Estimate says 2, but Sheet DM-01 calls out Note 14 ('Adjust utility to existing grade') 14 times.</p> <p>**OFF SITE full depth road replacement - For approximately 3880 square feet of full depth replacement (OFF SITE alley, sewer trench, new narrow roadway strip adjacent to new curb and gutter and water pipe trench) using depths from Detail 01.01.20 and using conversion factors of 2 for asphalttons/CY and graveltons/CY and 1.85 for topcourse/CY we calculate approximately 238 tons of gravel base and 44 tons of CSTC. For the full depth areas, the asphalt comes to about 95 tons. Adding in the asphalt for a 2 inch grind and overlay on about 14,500 square feet nets about 190 more tons of asphalt for a total of around 285 tons. Revise the OFF SITE Gravel Base and Top Course to more closely match these numbers or provide calculations to back up reported numbers. [Comment Correction; ; pg. N/A]</p> <p>- Show existing sewer lateral and call out removing and capping per city standards. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 3]</p> <p>- Add Construction Note 17. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 3]</p> <p>- Call out existing utilities to be preserved or demolished. EX: What is the circle adjacent to this sewer cleanout? [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 3]</p> <p>- Call out existing monitoring well. What is known about this well? Can it be safely and legally removed without processing or verification? [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 3]</p> <p>- Clarify this note. What portion of the underground parking shall connect to storm? [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 6]</p> <p>- These telecommunication manhole lids located in the existing vehicle ramp actually have about 2 feet of concrete in between them. It seems infeasible to install a new 4 foot wide ramp over them. The current shown design would have a Detectable Warning Surface directly on top of one of the manhole lids. Revise the existing layout to show the correct locations of existing infrastructure and revise the design to maintain</p>			

constructability, access and utility preservation. To that end, Standard Plan M-17.10-02 shows a continuous sidewalk ramp when there are 5 accessible stalls. This would make the installation more closely resemble the existing. While having lids in ramps is never ideal, a long continuous ramp as shown in the detail would be less likely to fail. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 6]

- Include and adhere to Details 01.01.10 - Alley Cross Section for paving details of public alley. Also include Detail 01.04.01 - Street Sign Detail for replacement of city signs. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 7]
- This unit not found on plans. According to Drainage Report runoff treatment is not required. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 8]
- Demo Plan calls out these valves to be removed and relocated "according to utility plans". Provide details of water valve relocation or clarify intent. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 11]
- Grease Interceptor is a flow through system with a specific configuration. See City Standard Details 04.06.01 and 04.06.02. If not installing under this permit remove from plans, but any establishment engaged in food preparation shall - prior to occupancy - be required to install a city standard GI that protects the city infrastructure from grease loading. If installing under this permit provide all details of construction and include it in the Estimate of Probable Cost. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 14]
- The proposed new sewer main design shall be shown on the plans and the connection from the existing clean out shall be designed and shown. Add Detail 04.02.01 - Sewer Main Tap to the planset. The new sewer cannot be in the same location as the existing due to service continuity. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 14]
- Show the existing sanitary main. This pipe is VC and is past its useful service life. Should the contractor not be able to make a city standard connection to the new manhole due to poor condition, then the main shall be replaced. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 14]
- Include and adhere to City Standard Details 06.01.02 - Manhole Frame and Cover and 06.01.04 - Manhole Ladder [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 15]
- Include and adhere to City Standard Details 01.05.01 and 01.05.02 - Street Light Specifications [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 17]
- Relocating lids? [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 10]

Engineering Traffic Review

Bryan Roberts

(253)841-5542

broberts@PuyallupWA.gov

- 8ftx30ft EV/Loading zone to be shifted west (as shown) to improve EB sight distance of RRFB. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 19]
- on-street parking restriction will remain along this section of W Pioneer. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 19]
- Existing ~45ft on-street parking restriction will remain [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 19]
- Consistent with PSP comments, Extend NO PARKING area ~50ft (two full size stalls) to improve entering sight distance at intersection and allow shift Pierce Transit bus stop [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 19]
- PT bus stop to be relocated to this area. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 19]

- Per DA, show parking signage along frontage that restricts these 29 stalls (inclusive of 5 ADA stalls) for Senior Center use only between 9am and 5pm, Mon-Fri. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 19]
- Label signage [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 19]
- More discussions needed with the City regarding ADA ramp design.
Makes sense for this ramp to be east/west directional to avoid pedestrian movements across west leg of intersection. (RRFB + marked crosswalk located on east leg of intersection, this crossing location is preferred) Moving the ramp too far into the radius will skew the east/west crosswalk on the south leg of intersections. Given the high pedestrian volume at this location, ramp needs to be wider than 4ft
A ramp design that is perpendicular with the radius (diagonal placement) may incentivise people to cross on the west leg (this should be discouraged) [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 10]
- Upper portion of the wheelchair ramp is a trip hazard. Please coordinate with the City to discuss alternate ADA complaint design options that will maintain 5ft clear pedestrian path along this segment. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 10]
- Show W Pioneer bus stop improvements, as specified by Pierce Transit NOA comments [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 19]
- More detail necessary on proposed pavement markings. Perpendicular bars are not typical for this type of application. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 19]
- To achieve 200ft of approach sight distance (per 01.01.11), the STOP sign must be placed closer to the edge of road to avoid angled parking sight obstructions. This corner should be reconstructed with a City standard 25ft radius and ADA complaint wheelchair ramps. See comments from Scott Hill regarding maintenance concerns with current proposal. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 18]
- Proposed trees are less than 2ft from curb. Per PSP - Clearance modifications may be necessary within planter strips to accommodate increased vehicle overhang from angled parking. Currently, the planter strip contains signage, street trees, streetlights, etc. The scope of any modification can be determined during Civil permit review. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 18]
- 21ft is very narrow to serve this site. Per PSP comments, City would prefer this access is larger to safely accommodate simultaneous ingress/egress. The scope of this modification can be determined during Civil permit review. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 9]
- Per site visit, this light pole is 1.2ft from face of curb. Per PSP - Clearance modifications may be necessary within planter strips to accommodate increased vehicle overhang from angled parking. Currently, the planter strip contains signage, street trees, streetlights, etc. The scope of any modification can be determined during Civil permit review. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 16]
- Show AASHTO Passenger Car (P) Design vehicle making this in-bound turn assuming outbound vehicle from alley. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 24]
- Show all City streetlights (labeled with construction note 4) within Illumination design.
Streetlight design shall provide the following:
Provide details on how streetlights will be powered
Location of conduit runs
Wiring Schedule
- Conduit size and type for each raceway
- Conductors details

Pole schedule

-STA & offset for each luminaire

Show location of junction boxes

[CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 16]

- Existing 30ft decorative streetlight to remain at this approximate location. Will this light need to be relocated farther from building? [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 16]

- Additional coordination needed on lighting needs along W Pioneer. Light "A1" is too close to existing streetlight at intersection. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 16]

- Lighting design needs to identify lights powered by this service cabinet. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 16]

- STOP sign shown in landscaping plan, but not on this sheet. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 19]

- Marked crosswalk extending into roadway. Verify ADA compliance [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 16]

- On the north/south sides of W Pioneer, Install R9-3a signs (facing the opposite side of the street) with R9-3b directing peds to RRFB crosswalk. See S Meridian/17th Ave SE example [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 10]

- Curb alignment not reflected in civil design. Streetlights may need to be relocated across the street to accommodate this modified curb alignment. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 25]

- Need to verify driveway will remain in-bound only. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 25]

- Install centerline skip striping between 4th Ave SW and W Pioneer. This will help delineate shift lanes and prevent on-street parallel parking on the east side of 3rd St SW. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 19]

- To prevent overhang conflicts with angled parking, does it makes sense to include parking wheels stops? Please coordinate with Engineering and PW to determine appropriate counter measures. Currently, the planter strip contains signage, street trees, streetlights, etc. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 19]

- To prevent pedestrians from crossing W Pioneer at the west leg of the intersection, extend planter box east to the radius as shown (non-walkable surface). This should be grass type vegetation (not trees) to maintain entering sight distance. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 10]

- Curb along northern edge of ramp. Top of curb to maintain upper landing elevation along edge of ramp. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 10]

- To prevent pedestrians from cutting through this area, provide landscaping to guide peds to the preferred crossing location. See proposed landscape area in green. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 10]

- For proposed angled parking along frontage, what standards/guidance were used to determine dimensions and functionality? [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 19]

- To improve sight distance for NB approach, would prefer this tree is removed or replaced with something not obstructive. Please Coordinate with Traffic Engineering and Planning (Chris Beale). Maybe move to radius/bulb? [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 26]

- Relocating lids? [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 10]

Planning Review	Chris Beale	(253)841-5418	CBeale@PuyallupWA.gov
<ul style="list-style-type: none"> - - All street trees must be 10' from SD, SS and water lines. The landscape/utility conflict sheet shows some utilities and trees placed closer than the 10' standard. Please either adjust utility locations or street tree spacing. - All street tree openings must include a row of silva cells under the sidewalk abutting the plantings. See attached detail 01.02.04 in Documents and Images (permit file). - Please sub-out the American Linden street trees for Ulmus 'Frontier' (smaller medium-sized-tree for the space available). - Please ensure the angled parking and street tree location do not create conflicts (vehicle overhang). Could wheel stops be installed? Would locating the trees along the painted dividing line between parking stalls assist in avoid vehicle/tree strikes? - Please include 'Dutch Master' or 'King Alfred' daffodils (6" O.C.) in the planting beds, street tree cut out boxes and planter strips throughout the development (section 7.4, VMS). - Please substitute a native groundcover for the periwinkle (vinca is a monitored noxious weed). Kinnikinnick would be a good native sub-out. - Please include larger/taller shrub species for the buffer in the landscape yard on the SW corner of the development. The shrubs selected will not provide any vertical buffering due to the mature size being less than the height of the fence. Tall (native) mahonia would be a good sub-out for the compact mahonia; pacific ninebark would also be a good shrub to integrate. [Comment Correction; ; pg. N/A] 			
Public Works Collection Review	Josh Grbich	253-841-5409	JGrbich@PuyallupWA.gov
<ul style="list-style-type: none"> - This existing storm pipe flows west, crosses into the neighboring property and will need to be cut and capped/plugged at that location. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 3] - Due to condition and material type all of the existing storm pipes and structures within the alley will need to be replaced if area requires drainage infrastructure. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 3] - Pipe inverts are higher than rim elevation. Pipe diameter to the south appears incorrect. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 6] - Flow line elevations indicate that flows from this point will travel west, how will stormwater be collected? [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 6] - The exiting lateral connection for 317 3rd St SW is roughly 50 feet south of the proposed new manhole. Verify that the sanitary connection and remaining existing sanitary main will still have adequate slope to discharge. Display existing survey info on the plan and profile with the new propose main. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 14] - CoP standard is 0.1 foot drop through manholes. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 14] - This sanitary lateral and cleanout should be removed and capped at the main during redevelopment. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 3] 			

Public Works Streets Review	Scott Hill	(253)435-3616	SHill@PuyallupWA.gov
<p>- what is top of curb elevation? this grade needs to be less than 10% SH [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 10]</p> <p>- This is a really odd ramp design, it should be a standard perpendicular design, 5' wide. This is a heavy ped traveled crossing with a targeted demographic, it should be very user friendly SH [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 10]</p> <p>- are these all small drop offs, trip , in the ped pathway? [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 10]</p> <p>- these points should meet so as not to have a drop off or dip in the walking path [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 10]</p> <p>- or make them all like this to remove the drop off [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 10]</p> <p>- basically a 4' sidewalk in a heavy ped area? , is this mixed commercial?, downtown [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 10]</p> <p>- how is this area going to be cleaned? Sumner has these at some ped crossings and they get full of debris, can't sweep, blocks stormwater, at a ped crossing, what way does this flow? [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 10]</p> <p>- there is a tree and bushes right here [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 10]</p> <p>- the ramp does not have to be directly in line with the crosswalk, this is a similar situation, this would be the preferred style of ramp, in my humble opinion [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 10]</p> <p>- has capacity for this been verified?, if not run conduit [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 16]</p> <p>- add spare conduit to project extents [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 16]</p> <p>- add spare conduit for future use while sidewalk is being replaced [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 16]</p> <p>- add spare conduit ID [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 16]</p> <p>- why is the plan to add one more full standard 30' streetlight so close to existing streetlight? This new light is an existing parking lot light, not a streetlight [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 16]</p> <p>- has site distance been verified with trees here? I assume they pull into the road to see past parked cars [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 18]</p> <p>- has sight distance been verified with trees here? [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 18]</p> <p>- is this tree getting removed? great if it is [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 18]</p> <p>- American Linden has a 30'-50' spread , 50' - 80' height [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 26]</p>			

Public Works Water Review	Brian Johnson	(253)841-5442	BrianJ@PuyallupWA.gov
----------------------------------	----------------------	----------------------	------------------------------

- See irrigation sheet for possible revision. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 3]
- Show the water main replacement on this plan set. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 11]
- The PIV needs to be installed in the planter strip as shown. To make that happen call out two bends in the sidewalk to move fire line to the west from existing 8-inch stub location. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 11]
- Per the demolition sheet the existing 2-inch irrigation line located near the proposed domestic 4-inch water service location will be getting removed. See irrigation sheet for possible revision. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 11]
- There is a good condition 8-inch water main on 3rd St SW. Relocate the proposed domestic 4-inch water service with 3-inch meter for the apartments off the 3rd St SW water main. Place the meter vault in the sidewalk slightly north of the proposed domestic RPBA. This will eliminate unneeded construction on W Pioneer and shorten the private domestic water service run. Show a 4-inch gate valve at the tee to the 8-inch water main. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 11]
- The water use to the retail businesses for this mixed use building provide a potential higher health risk to the apartment residence, and should be isolated from the proposed 3-inch domestic water service. Each retail business should have it's own water service, placed in front of each business with a DCVA placed in a planter strip against the building in front of that business. Placing the backflow protection in this location will allow the backflow assembly to be upgraded to an above ground RPBA if retail use requires more protection. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 11]
- Add City Standard details 03.03.01 and 03.04.01 to this plan set. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 13]
- The proposed point of connection for this irrigation system is called out to be off the 8-inch line that will become the fire supply line for the building. Instead use the existing 2-inch irrigation service that is presently in the clouded box as your new irrigation point of connection. Place the 2-inch meter and DCVA in the planter strip against the building. This may require the meter to be placed further to the south than is presently sits. If that is the case, the Water Division would normally require the water service line to be replaced back to the water main so it is one continuous piece of pipe. The existing irrigation service line pipe is 2-inch high density poly (iron pipe size) D-2239-SIDR 7 installed in 2013. To avoid additional work in W Pioneer we will allow this one time exception to install a poly pipe union connection in the sidewalk. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 29]
- As designed, raise the fire hydrant and in-line gate valve boxes to new grade and leave water utilities otherwise untouched. [CIVIL PLANS; 2026\PRCCP20260280\AOB Permit set 3-5-26 signed0.pdf; pg. 3]

Conditions

The items listed in the table below are conditions of the permit that do not need to be addressed on the next resubmittal of plans but will need to be fulfilled at some point in the permit review process. The "Condition Category" indicates the approximate phase of the permit process by which the condition must be fulfilled for the City to continue processing this permit. "Condition Status" if "Open" means that the condition has not been fulfilled, if "Resolved" means the condition has been fulfilled successfully. For some conditions that require submittal of a document to the City, those documents can be submitted via the Conditions Section of the [City's permit portal](#).

Condition Category	Condition	Department	Condition Status
Prior to Issuance	Please contact the DPS Support Specialist, Robin Loewen at RLOEWEN@PUYALLUPWA.GOV to request a pre-construction meeting prior to starting site work.	Engineering Division	Open
Prior to Issuance	A Performance Bond must be received by the City of Puyallup prior to permit issuance. The Performance Bond shall be 150% of the estimated cost of work in the ROW per the approved cost estimate received prior to plan approval (attached in CityView Portal under Documents & Images section). See https://www.cityofpuyallup.org/DocumentCenter/View/16622/Performance-Bond-51122-appvd-by-Legal for more information.	Engineering Division	Open
Prior to Issuance	Email a signed Inadvertent Discovery Plan to RLOEWEN@PUYALLUPWA.GOV.	Engineering Division	Open
Prior to Issuance	Overtime Inspection Fees / Main Shutdown Fees form is to be received prior to permit issuance. Signing this form is an acknowledgement that there may be billed overtime inspection fees per the current fee schedule and that whenever the City Water Division staff is required to perform a mainline shutdown, the fees shall be billed at \$134.00 per event plus \$10.00 per tag. Instances when a shutdown is performed outside regular working hour's, additional overtime fees will be billed at the current overtime billing rate (3 hour minimum call-out time).	Engineering Division	Open
Prior to Issuance	Certificate or Insurance/CG2012 must be received prior to issuance	Engineering Division	Open
Prior to Issuance	A Clear, Fill and, and Grade Bond must be received by the City of Puyallup prior to permit issuance. The amount of the bond shall not be less than the total estimated construction cost of the interim and permanent erosion and sediment control measures per the approved cost estimate received prior to plan approval. See https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal for more information.	Engineering Division	Resolved

Condition Category	Condition	Department	Condition Status
Prior to Issuance	Must provide the Contractor doing the work to be named on the permit. Contractor must be registered with Washington State Labor and Industries AND have a valid City of Puyallup business license endorsement with Washington State Department of Revenue.	Development & Permitting Services	Open
Prior to Issuance	Contractor needs to have a valid City of Puyallup business license endorsement with the Washington State Department of Revenue.	Development & Permitting Services	Open

If you need assistance with resubmitting your corrections, please contact the Permit Center.

Sincerely,

City of Puyallup Permit Center

(253) 864-4165 option 1

permitcenter@puyallupwa.gov